

Windward Passage 322 Aoloa Street Unit 1601, Kailua 96734 Windward Passage

Status: Sold	MLS#: 202017165	Parcel#: 1-4-2-001-046-0168
List Price: \$1,069,000	Original Price: \$1,069,000	Price Change: \$0
Beds: 3 Baths: 2/0	Year Built: 1979	Remodeled: 2020
Region: Kailua	Neighborhood: Kailua Town	Building: Windward Passage
Living Sq Ft: 1,229	Other Sq Ft: 0	Total Sq Ft: 1,321
Land Sq Ft: 0	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 92
Total Parking: 5	Date Listed: 07-14-2020	Days on Market: 5
View: Mountain, Ocean, Sunrise	Frontage:	Type: Condo/Townhouse
Assessed Building: \$786,000	Assessed Land: \$110,000	Assessed Value: \$896,000
Taxes: \$223 Year: 2020	Maintenance Fee: \$928	Association Fee: \$0
Flood Zone: Zone X	Stories: 15-20	CPR: No
Condition: Above Average	Parking: Assigned, Covered - 3+, Guest, Open - 1, Secured Entry, Street	Zoning : 12 - A-2 Medium Density Apartme
Close Price: \$1,069,000	Close Date: 09-16-2020	Financing: Conventional Concessions:
Elementary: Kailua	Middle School: Kailua	High School: Kalaheo

Public Remarks: Walk right in and start to unwind. Nothing can compare to the Kailua ocean breeze and panorama that pulls you in from the moment you walk thru your front door. That wrap around view glides along every bedroom! Coveted '01 units on a high floor are rarely available and this unit is the highest floor available for sale today. Relax on your lanai and enjoy that private sweet spot up high on the corner. FULLY-FURNISHED, island-style! Brand new kitchen appliances; stainless Whirlpool refrigerator, stove, hood fan, dishwasher. Proudly pull up to Windward Passage, your secured resort with manicured grounds yet so close to Kailua town restaurants, boutiques and the #1 Beach in the world! And a Bonus--FIVE parking stalls, 4 covered; currently one being used and other four rented. Make it yours! **Sale Conditions:** None * [Photos](#), [History](#)

Inclusions: Auto Garage Door Opener, Book Shelves, Ceiling Fan, Dishwasher, Disposal, Dryer, Kitchenware, Linens, Microwave, Other, Range Hood, Range/Oven, Refrigerator, Smoke Detector, Washer
Amenities: BBQ, Club House, Exercise Room, Fire Sprinkler, Heated Pool, Meeting Room, Other, Patio/Deck, Pool on Property, Recreation Room, Resident Manager, Security Guard, Storage, Tennis Court, Trash Chute, Whirlpool **Utilities:** **Construction:** Concrete, Double Wall, Masonry/Stucco **Lot Features:** **Floor:** Ceramic Tile, W/W Carpet **Disclosures:** Non Resident Owner, Pets Allowed (Verify), Property Disclosure Stmt **Land Recorded:** Regular System **Furnished:** Full **Architectural Style:** High-Rise 7+ Stories **Construction Materials:** Concrete, Double Wall, Masonry/Stucco **Roof:** **Flooring:** Ceramic Tile, W/W Carpet **Security Features:** Card, Key, Security Patrol, Video **Easements:** **Set Backs:** **Special Listing Conditions:** None **Management Company:** Hawaiiana Management Company
Phone: 593-9100